

## **Summerwood Strategic Plan**

**Approved 5/31/2017**

### **Mission:**

The mission of the Summerwood HOA is to ensure that Summerwood continues to be viewed as a “community of choice” in Summit County. The Association will manage finances to ensure a sustainable future, preserve and enhance the value of the community, select and assure quality property management and support a collegial atmosphere between and among itself and its homeowners.

### **Vision:**

Summerwood will continue to lead Summit County in sound fiscal management, a strong trusting relationship with homeowners, and as an environmentally conscious, responsible, aware and participating citizen of our mountain community. We will continue to be open to applying forward looking technology in appropriate ways to ensure that our common grounds and facilities are attractive, up-to-date and efficient. We will remain open to any opportunities that will benefit Summerwood. HOA policies will ensure individual homes conform to our covenants and standards.

### **Core Values:**

The Association will conduct its business adhering to the following core values:

1. **Transparency:** All meetings, business & financial transactions are to be transparent. The HOA will always strive to ensure that communication with homeowners is timely and appropriate, will make information easily accessible to homeowners and invite homeowners to participate in the management process.
2. **Integrity:** All individuals participating in the management of the HOA will perform their functions with honesty, openness and sincerity.
3. **Mutual Respect:** The Homeowners Association will treat all homeowners fairly and with respect and expect the homeowners to reciprocate.
4. **Fiscal Responsibility:** The Association will manage its funds conservatively and for long term sustainability ensuring sufficient resources are available for operating expenses, maintenance and enhancement of common elements, unexpected needs and investment for the future. We intend to collect appropriate and reasonable monthly dues so that we need not resort to a special assessment.
5. **Helpfulness:** We commit to being responsive to homeowners, maintaining a problem solving attitude and assisting homeowners in special need. We are a community “where people live.”

### **Strategic Objectives:**

#### **A. Maintain Financial Soundness:**

- a. Collect reasonable and adequate dues.
- b. Ensure good value received for the cost.
- c. Continue a capacity for capital improvements.
- d. Avoid unplanned assessments.
- e. Avoid financial surprises.

#### **B. Assure Succession and Capability of HOA Governance:**

- a. Use technology to broaden candidate base.
  - i. Electronic Meeting Capability

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- b. Encourage and seek professional development opportunities for Board and Committee Members as well as property management staff.
  - i. Eric: Property Management Certification Course
  - ii. BOD members encouraged to attend appropriate training
- c. Seek and encourage non-board member participation in regular and ad hoc management activities.
  - i. ACC members
  - ii. Peter Raich (forest service process)
- C. Facilitate and Encourage upgrading/replacing homes.**
  - a. HOA management will investigate and adopt policies that support this goal.
    - i. Investigate options to enlarge footprint lots to allow expansion
  - b. HOA will educate homeowners about the opportunities these policies provide.
- D. Monitor and engage in the neighboring community's plans and activities.**
  - a. Encourage homeowner membership, monitoring and participation in community, governing and utility advisory committees and boards.
  - b. Develop a committee structure to enhance awareness and ensure the Association is apprised of activities in which it should have a voice.
- E. Develop proactive plans to address environmental and demographic change.**
  - a. Forest Management Plan: Goals: Forest Health; Fire Mitigation; Aesthetics.
    - i. Rick Herewe (Ceres Land Care)
  - b. Capital Improvement Plan
    - i. John F.
  - c. Noise Abatement Plan
    - i. Solicit a homeowner to lead the investigation of options
  - d. Highway & Bike Path Interface Issue mitigation Plan
    - i. Solicit a homeowner to lead the investigation of options
- F. Ensure appropriate communications with homeowners.**
  - a. Occasionally solicit homeowner feedback regarding HOA management, communication or concerns.
  - b. Publish the President's Corner 6 to 9 times per year.
    - i. President
  - c. Maintain website currency with all documentation, meeting schedules, agendas and minutes, HOA Board and ACC members, and other information deemed appropriate.
    - i. President